

# \$749,500 - 80 Belmont Terrace Sw, Calgary

MLS® #A2199710

## \$749,500

3 Bedroom, 3.00 Bathroom, 2,085 sqft

Residential on 0.09 Acres

Belmont, Calgary, Alberta

Attention Truck Owners! RARE OPPORTUNITY in this gorgeous 2-storey home with a MASSIVE oversized double attached heated garage with 25.5 ft length and CUSTOMIZED to fit a LARGE TRUCK! This fantastic garage also has an 8 ft high garage door, a central vac system with detail kit, extra tall ceilings for additional storage, and a wooden tool bench on wheels. This home is ideally located with a path and green strip along the side and back for added separation to neighbours and is close to a future school. Inside is a 3 bed, 2.5 bath home with over 2000 sq ft and wonderful upgrades throughout. Vinyl plank flooring and 9 ft ceilings on the main floor. The fabulous kitchen offers pristine full height white cabinetry with deep pot drawers and upgraded recycling/garbage pull outs, QUARTZ counters, upgraded stainless steel appliances including a gas stove, built-in oven, and built-in microwave, a walk-in pantry, and a large central island with extended stool bar! Great sized eating area and a generous great room with a corner gas fireplace. Upstairs, a central bonus room separates the primary bedroom from the kids's™ rooms. All bedrooms have walk-in closets! The primary bedroom has a beautiful 4-pce ensuite with a large tiled shower, dual sink vanity, and separate toilet. Two great sized kids's™ rooms plus a 4-pce bath and convenient upper laundry room! The unfinished basement has 2 windows and roughed-in plumbing, roughed-in radon vent, and rough-in for future bar. Water



softener and AIR CONDITIONING! Permanent outdoor lights offer many color changing possibilities to decorate for each season! Fully fenced yard offers a deck with gas line for a bbq, an exposed aggregate patio with a gazebo, a corner garden, and decorative rocks along the sides of the home.

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2199710    |
| Price          | \$749,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,085       |
| Acres          | 0.09        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 80 Belmont Terrace Sw |
| Subdivision | Belmont               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2X 4H5               |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Double Garage Attached, Heated Garage, Oversized |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings         |
| Heating           | Forced Air                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Unfinished                                                                                                                                               |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Outdoor Grill                                                                |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Stone, Vinyl Siding                                                          |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 55              |
| Zoning         | R-G             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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